

Section IV. Community Development

A. Assessment of Relationship of CDBG Funds to Goals and Objectives:

The chart below lists the expenditures by goal and objective. This chart includes CDBG, HOME and ESG funds. Totals do not include CDBG or HOME administration funds.

**Table 8.
Summary of Expenditures by Goal and Objective, 2007**

Goal:	To Provide Decent Housing	
	Objective: Accessibility for the Purpose of Providing Decent Affordable Housing	\$458,938
	Objective: Sustainability for the Purpose of Providing Decent Affordable Housing	\$729,138
Goal:	To Provide a Suitable Living Environment	
	Objective: Sustainability for the Purpose of Creating Suitable Living Environments	\$588,024
	Objective: Accessibility for the Purpose of Creating a Suitable Living Environment	\$657,012
Goal:	To Expand Economic Opportunities	
Objective:	Accessibility for the Purpose of Creating Economic Opportunities	\$102,916

As a result of the expenditures, the Redevelopment Authority of the County of Lancaster accomplished the following in 2007:

- 89 owner-occupied housing units were rehabilitated and or weatherized to sustain decent, affordable housing.
- 188 affordable rental housing units were created to provide access to affordable housing. 42 households were provided with downpayment and closing cost assistance to access owner-occupied housing units.
- Four neighborhood improvement projects were completed to help 4,293 people sustain a suitable living environment. Three projects enabled 144 people to access sanitary sewer services.

- 20 programs run by community organizations provided needed social services for over 8,030 low- and moderate-income persons to help create a suitable living environment.
- 86 entrepreneurs and potential entrepreneurs were assisted to create or sustain economic opportunities.
- 1,000 homeless people were sheltered and received support services to provide decent affordable housing.

1. Changes in Program Objectives:

The *2006–2010 Consolidated Plan* was completed in 2005. That document emphasized that all activities funded must continue to address one of the three primary objectives and one of the three outcomes that benefit low- and moderate-income people. They are as follows:

Objectives	Outcomes
1. Suitable Living Environment	1. Improve Availability/Accessibility
2. Decent Housing	2. Improve Affordability
3. Economic Opportunity	3. Improve Sustainability

As mentioned in previous sections, Lancaster County also completed two updates to its Comprehensive Plan. The *Growth Management Element Update* and the *Housing Element Update* provided much of the context for the *2006–2010 Consolidated Plan* and are reflected in the projects of this 2007 CAPER.

2. Assessment of Efforts in Carrying Out Planned Actions:

In accordance with the stated support of applications by other programs, the Redevelopment Authority has supported local applicants for State ESG funds, Supportive Housing Program funds, and Low Income Housing Tax Credit funds. In order to obtain support for applications to the funds previously stated, applicants must submit a program description and budget for review. After analyzing the application to determine if it has merit, is reasonable, and will further the stated goals of the Consolidated Plan, the Executive Director of the Redevelopment Authority will issue a certification of consistency. To date, no request for a certification of consistency has been denied.

3. Assessment of Efforts in Carrying out Planned Actions for Funds Not Used for National Objectives:

All CDBG funds were used to address a National Objective in 2007.

4. Anti-Displacement and Relocation:

There was one acquisition activity that occurred in 2007 as a part of the Perry Street Housing Project. The house was destroyed by fire. There were no activities that involved the rehabilitation or demolition of occupied property that caused displacement or relocation in 2007.

5. Low/Mod Job Activities:

While several economic development activities created jobs, these activities were classified as Micro Enterprise Assistance (18C) – not low/mod job activities.

6. Low/Mod Limited Clientele Activities:

All activities funded under the County's CDBG and HOME programs are required to document the beneficiaries' income. The County of Lancaster requires that all public service activities verify that **all** beneficiaries are low and moderate income. Physical improvement projects that are funded must document through census data that they meet or exceed the County of Lancaster's area-wide benefit of a minimum of **43.5%** low- and moderate-income population. Projects may also use income surveys to determine low- and moderate-income areas; however, a minimum of **51%** of persons must be of low- and moderate-income in order to qualify.

7. Program Income Received:

CDBG Program Income received in 2007 was as follows:

Home Improvement Program	\$291,028
Rental Housing Program	\$ 50,065
Miscellaneous	\$ 27,162

HOME Program Income received in 2007 was \$77,520.

8. Prior Period Adjustments:

There were no prior period adjustments.

9. Loans and Other Receivables

Programs including outstanding loans are listed below.

**Table 9.
Outstanding Loans, 2007**

Home Improvement Program	
22 Loans (for projects under construction)	\$105,541
353 Loans (for completed projects)	\$5,711,986
Acquisition/Disposition	
5 deferred loans (due on sale)	\$25,725
Rental Housing Program	
HOME Program Loans	
(18 loans completed)	\$11,389,058
CDBG Program Loans	
(13 loans completed)	\$5,683,323
(1 loan underway)	\$55,169
DCED Program Loans	
(10 loans completed)	\$2,071,627
Total Of All Outstanding Loans	\$25,042,429

10. Lump Sum Agreements:

There were no lump sum agreements made in 2007.

11. Housing Rehabilitation:

Please refer to *Expenditures by Objectives* Table in the appendix for information on the types of programs and number of projects and units completed for each program. Also included in the chart are the total CDBG funds involved in the program, as well as other public and private funds involved.

12. Neighborhood Revitalization Strategies

The County of Lancaster had no HUD-approved neighborhood revitalization strategies in 2007.

B. Anti-Poverty Strategy

The Lancaster County Redevelopment Authority funded several public service programs whose intention is to help reduce the number of persons living below poverty level. The first program is the Family Self-Sufficiency program, whose purpose is to provide families receiving Section 8 assistance with the skills and resources they need to become self-sufficient within five years of entering the program.

Several other CDBG-funded public service programs also assist residents of homeless shelters with housing while the individual obtains the education and training needed to improve their income, which is a primary step in rising above the poverty level. Examples include: Clare House, Jubilee House, Transitional Living Center, and Domestic Violence Services.